



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, MARCH 11, 2008

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA 95037

COMMISSIONERS

CHAIR ROBERT L. ESCOBAR
VICE-CHAIR SUSAN KOEPP-BAKER
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER JOSEPH H. MUELLER
COMMISSIONER WAYNE TANDA
VACANT

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

PLANNING COMMISSION MEETING AGENDA

MARCH 11, 2008

PAGE 2

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: February 26, 2008

PUBLIC HEARING:

- 1) **EXCEPTION TO LOSS OF BUILDING ALLOCATION EOT 08-01: DIANA-CHAN:** A request for an exception to the loss of building allocations for FY 2007-08 awarded to the 117-unit Diana-Chan project located on the south side of Diana Ave., 250 ft. south of Murphy Ave. The specific request is for a 12-month extension.

Recommendation: Open Public Hearing/Adopt Resolution recommending a 12-month extension; or adopt resolution recommending City Council denial of the 12-month extension request.
- 2) **HISTORICAL RESOURCES ORDINANCE:** The City of Morgan Hill is updating the City's historic resources inventory and Chapter 18.75, Cultural Resources Preservation, of the Morgan Hill Municipal Code. The intent of the update is to streamline the development review process for the purposes of the California Environmental Quality Act by better defining the process for the identification and review of potential historical resources. The ordinance will be used with the adopted Historic Context Statement to make determinations of significance in the future.

Recommendation: Open Public Hearing/Adopt Resolution with recommendation to forward the Historical Resources Ordinance to the City Council for approval.
- 3) **ZONING AMENDMENT APPLICATION, ZA 06-16: CITY OF MORGAN HILL-PLANNED UNIT DEVELOPMENT/RESIDENTIAL PLANNED DEVELOPMENT, PARKING AND DESIGN REVIEW ORDINANCE AMENDMENTS AND ARCHITECTURAL DESIGN HANDBOOK:** Consideration of modifications proposed to the Planned Unit Development, PUD chapter 18.30 and repeal of Chapter 18.18 Residential Planned Development, RPD zoning. Modifications are also proposed to chapter 2.56 Architectural Review Board, Chapter 18.50 Parking and Paving Standards and 18.74 Design Review. A revised Architectural Design Handbook will also be considered.

Recommendation: Open Public Hearing/ Continue to the April 8 agenda.

PLANNING COMMISSION MEETING AGENDA

MARCH 11, 2008

PAGE 3

4) RECOMMENDATION TO CITY COUNCIL REGARDING CONTENT OF DRAFT DOWNTOWN SPECIFIC PLAN TO BE ANALYZED IN EIR (THE PREFERRED "PROJECT DESCRIPTION"):

Recommendation: Develop recommendation to City Council regarding recommended modifications to Preliminary Draft Downtown Specific Plan.

5) APPROVE WORK PLAN AND APPOINT A SUBCOMMITTEE TO REVIEW AND AMEND THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) EVALUATION CRITERIA:

Recommendation:

1. Approve work plan to consider changes to the RDCS standards and criteria and procedures for evaluating micro projects.
2. Appoint two or three members from the Planning Commission to serve on a subcommittee to review and provide recommendations regarding changes to the RDCS standards and criteria.
3. Direct staff to recruit other community representatives to participate in a Working Group with the subcommittee as determined by the Planning Commission.
4. Direct the subcommittee to complete its work on the remaining work plan items in time for consideration by the full Planning Commission at a public hearing to be held in May 2008.

ANNOUNCEMENTS:

UPCOMING AGENDA ITEMS FOR THE MARCH 25, 2008 MEETING:

- **DAA-06-02(B)/DSA 07-14: San Pedro-Alcini**
- **DAA 07-01/DSA-07-13: Monterey-Alcini**
- **Commission discussion item for Southeast Quadrant and Agricultural Mitigation Policies recommendation to City Council.**

CITY COUNCIL REPORTS

ADJOURNMENT

PLANNING COMMISSION MEETING AGENDA

MARCH 11, 2008

PAGE 4

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.